



# ***City of Sweetwater***

## **AGENDA**

### **PLANNING AND ZONING MEETING**

**THURSDAY, OCTOBER 11, 2018**

1. **ROLL CALL.** Chairperson; Eduardo M. Suarez \_\_\_\_  
Vice Chairperson; Omar L. Granda \_\_\_\_  
Board members: Emigdio E. Prado \_\_\_\_, Marcia Suros, \_\_\_\_  
Mayra Morales, \_\_\_\_ Richard Morales \_\_\_\_  
Mario Pratz \_\_\_\_
2. **PLEDGE OF ALLEGIANCE.**
3. **INVOCATION.**
4. **REPORTS OF OFFICERS, BOARDS AND COMMITTEES.**  
None
5. **PETITIONS-COMMUNICATIONS-REMONSTRANCES.**  
None
6. **APPROVAL OF MINUTES OF PLANNING AND ZONING MEETING OF**  
June 12, 2018
7. **ADVISORY RECOMMENDATIONS TO THE CITY COMMISSION:**
  - a. Evaluation and Appraisal Report to update the city's Comprehensive Master Plan.
  - b. Propose new Land Development Regulation for the Dolphin Community Urban Center.
  - c. Proposed amendment to the Transportation and Off Street Parking and Loading section of the Land Development Regulation.
  - d. Proposed amendment to the Sign section of the Land Development Regulation.
8. **PUBLIC HEARING**  
None

**9. GENERAL BUSINESS.**

- a. Presentation by Robert Herrera regarding application for a grant to the Florida Recreation Development Assistant Program (FRDAP) for plan improvements to The City of Sweetwater linear park

**10. ADJORNMENT**

**OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE, IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.**

**IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC.286.0105, FLORIDA STATUTES).**

**PERSONS WHO NEED ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK'S OFFICE AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICAN WITH DISABILITIES ACT).**



# ***City of Sweetwater***

## **MINUTES PLANNING AND ZONING THURSDAY, July 12, 2018**

### **1. ROLL CALL.**

**Present:** Chairperson Eduardo M Suarez, Board members Emigdio E. Prado, Omar L. Granda, Isidrio Ruiz, Mayra Morales, Richard Morales.

**Representing the City:** Ray Garcia, City Attorney, Jorge Vera Zoning Official.

### **2. PLEDGE OF ALLEGIANCE.**

Chairperson Suarez led the pledge allegiance.

### **3. INVOCATION.**

Chairperson Suarez led invocation.

### **4. REPORTS OF OFFICERS, BOARDS AND COMMITTEES.**

None

### **5. PETITIONS-COMMUNICATIONS-REMONSTRANCES.**

None

### **6. APPROVAL OF MINUTES OF PLANNING AND ZONING MEETING**

Board member Prado motioned to approve the minutes of June 7, 2018 as revised on 7/12/18, second by Chairperson Suarez. The Board approved the minutes unanimously.

### **7. ADVISORY RECOMMENDATIONS TO THE CITY COMMISSION:**

None

### **8 PUBLIC HEARING.**

HEARING NO.: 2017-0016

APPLICANT: All Dade Lawnmower, Inc.

LOCATION:	1495 NW 111 Ave
SIZE OF PROPERT	0.98 acre (43,117 sqft.)
REQUEST	Non-use variance of zoning regulations requiring all uses to be conducted within an enclosed building; to waive same; to permit temporary display and storage of material and products.

Before commencing the public hearing on the item Chairperson Suarez presented to the Board and audience the new City Attorney Ray Garcia.

Then Chairperson Suarez read the item into the record and the zoning official read staff's recommendation to the Board and

Chairperson Suarez opened the opened the hearing to the public for any discussion. Melissa Tapanes attorney for the applicant provided a brief explanation of her clients business and agreed with all of staff's comments.

The meeting was closed and chairperson proceeded to hear comments from the board members. Chairperson Suarez asked a question regarding standard #2 in the "Findings and Rationale" section of staff's recommendation which reads as follows "The proposed variance will not increase the danger of fire, or other hazard to the public". The Chairperson concern was related to the gasoline that the lawnmowers being displayed are carrying and the danger to the public.

The applicant's attorney stated that the gas tanks for lawnmowers being displayed are empty, and the statement was confirmed by the applicant. The lawnmowers being display are new and do not carry any gasoline in their tanks. The attorney stated that the only gasoline in the premises is in the area were lawnmowers are being repaired.

Board member Ruiz stated that the business would have to meet all requirements of Miami Dade County Fire Department regarding flammable liquids and life safety. Board member Prado having worked for the fire department confirmed board member Ruiz statement.

Chairperson Suarez provided additional language to item # 3 of staff's recommendation. He explained that the reason for the additional language is to assure that any display of the equipment remains inside the building until the next business day. The applicant's attorney agreed with the additional language

Board member Ruiz moved to approve the application as amended and Vice Chairperson Granda second the motion. The Board voted unanimously to approve the non-use variance request.



**9. GENERAL BUSINESS.**

Zoning workshop.

The Zoning Official conducted a zoning workshop to provide the Planning and Zoning Board a better understanding of the land use process and the board member's responsibilities, when making decisions regarding public hearing applications or recommendations to the City Commission.

**10. ADJOURNMENT**

Vice Chairperson Granda motioned to adjourn the meeting; it was seconded by board member Ruiz. The meeting adjourned at 9:35 PM.



# City of Sweetwater

## Planning and Zoning Board Resolution PZ2018-06

**WHEREAS** All Dade Lawnmowers, Inc. applied for the following:

1. **Non use variance** of zoning regulations requiring all uses to be conducted within an enclosed building to waive same; to permit temporary display and storage of material and products.

**APPLICATION NO.** 2017-00000016

**FOLIO:** 25-3031-027-0035

**LEGAL DESCRIPTION:** A portion of land in Tract 'C' of Dolphin Mall according to the plat thereof, as recorded in Plat Book 156 Page 82 of the public records of Miami Dade County, Florida more particularly described as follows: Beginning at the southeasterly corner of said Tract 'C' of Dolphin Mall, thence N 01°43' 19"W along the East line of said Tract 'C' for 664.79 feet, thence S89° for 203.43 feet to a point of intersection with the West line of said Tract 'C', also the East line of North 111 Avenue, thence S 33°49'30" E along the West line of Tract 'C' for 43.70 feet to a point of curvature, thence 666.70 feet along the arc of a curve to the right, said curve having a radius of 1,190 feet, a central angle of 32°05'00" and a chord of 658.01 feet which bears S17°16'40"E to the point of tangency, also the point of beginning.

**LOCATION:** 1495 NW 11 Ave.

*WHEREAS*, a public hearing of the City of Sweetwater Planning and Zoning Board was noticed and heard, as required by law, and all interested parties concerned in the matter were given the opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the land development regulations.

*NOW THEREFORE BE IT RESOLVED* by the Planning and Zoning Board that the requested variance is hereby **APPROVED**, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Building and Zoning Department or its successors upon submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey" consisting of 1 sheet prepared by Nova Surveyors, Inc., dated 12/26/17.
3. That all merchandise placed for outdoor display in front of the building be relocated inside the building prior to closing of each business day, and to remain inside the building until opening of the following business day.
4. That all materials stored outside be kept and located at the rear of the building at specific locations. The outside storage area shall be submitted to the zoning official for his or her approval.

PASSED AND ADOPTED on this 12 day of July, 2018.

Eduardo M. Suarez  
Eduardo M. Suarez  
Chairperson

Date 7-12-2018

Eduardo M. Suarez, Chairperson  
Omar L. Granda, Vice Chair  
Mayra Morales, Board Member  
Richard Morales, Board Member  
Emigdio E. Prado, Board Member  
Isidro Ruiz, Board Member  
Marcia Suros, Board Member

Yes  
Yes  
Yes  
Yes  
Yes  
Yes  
absent

ATTEST:

Jorge L. Vera  
JORGE L. VERA, CLERK

REVIEWED FOR LEGAL SUFFICIENCY

[Signature]  
RAY GARCIA, CITY ATTORNEY

## City of Sweetwater Comprehensive Plan Amendments

### INTRODUCTION

This document serves to update the Goals, Objectives and Policies (GOPs) for the City of Sweetwater's (City's) Comprehensive Plan. The purpose of the Plan is to set forth the City's long-range Comprehensive Planning goals as per the requirements of the State of Florida.

The State of Florida's local government Comprehensive Planning law, Chapter 163, Part 2, Florida Statutes, requires that all local governments throughout Florida maintain a long-range Comprehensive Plan, and that Comprehensive Planning should be a continuous and ongoing process. As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, governmental activities, and other major concerns. Local governments must update their Comprehensive Plans once every seven years, pursuant to an analysis of the progress they have made in implementing their Plan. The purpose of the Evaluation and Appraisal Report (EAR) process is to evaluate and assess the effectiveness of the local adopted Comprehensive Plan in accomplishing its goals and identify how it should be modified and updated to meet the future needs of the community. Specifically, the EAR process involves adoption of recommendations to amend the City's adopted Comprehensive Plan. It further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the City's EAR-based Comprehensive Plan amendments.

The following list of amendments to the Comprehensive Plan follows from the 2018 EAR process and is in response to growth management legislation as well as the City's own aspirations for its future well-being and growth. Additions to the Comprehensive Plan are in underline font and portions to be removed are in ~~strikethrough~~ font.

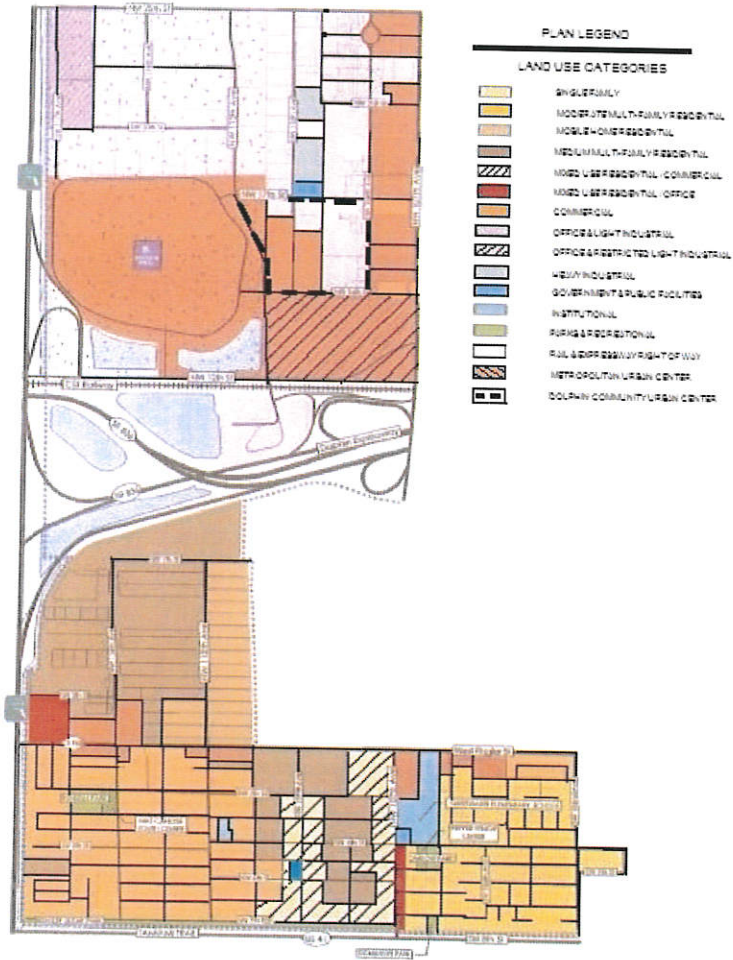
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# FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICES



## CITY OF SWEETWATER FUTURE LAND USE MAP



FUTURE LAND USE MAP  
ADOPTED 2018



## FUTURE LAND USE ELEMENT

### GOAL:

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

### OBJECTIVE 1:

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

#### Policy 1.1:

Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c) Provide for drainage and stormwater management;
- d) Protect aquifer recharge areas;
- e) Regulate signage;
- f) Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
- g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

#### Policy 1.2:

The City's official Future Land Use (FLU) Map, dated ~~August 29, 2013~~, August 6, 2018, shows the geographic extent of the land use categories described below. Land development regulations adopted to implement this Comprehensive Plan shall be based on, and consistent with, these land use categories.

[Rationale for change: The date of the new FLU Map corresponds with the date of the First Reading of the Comprehensive Plan amendments.

- Single Family Residential. Detached single-family homes are permitted at a density of no less than 6 units per gross acre.
- Mobile Home Residential. Mobile home units are allowed up to a density of 10 units per gross acre.
- Moderate Density Multi-Family Residential. Residential units are permitted up to a density of 15 units per gross acre.
- Medium Density Multi-Family Residential. Residential units are permitted up to a density

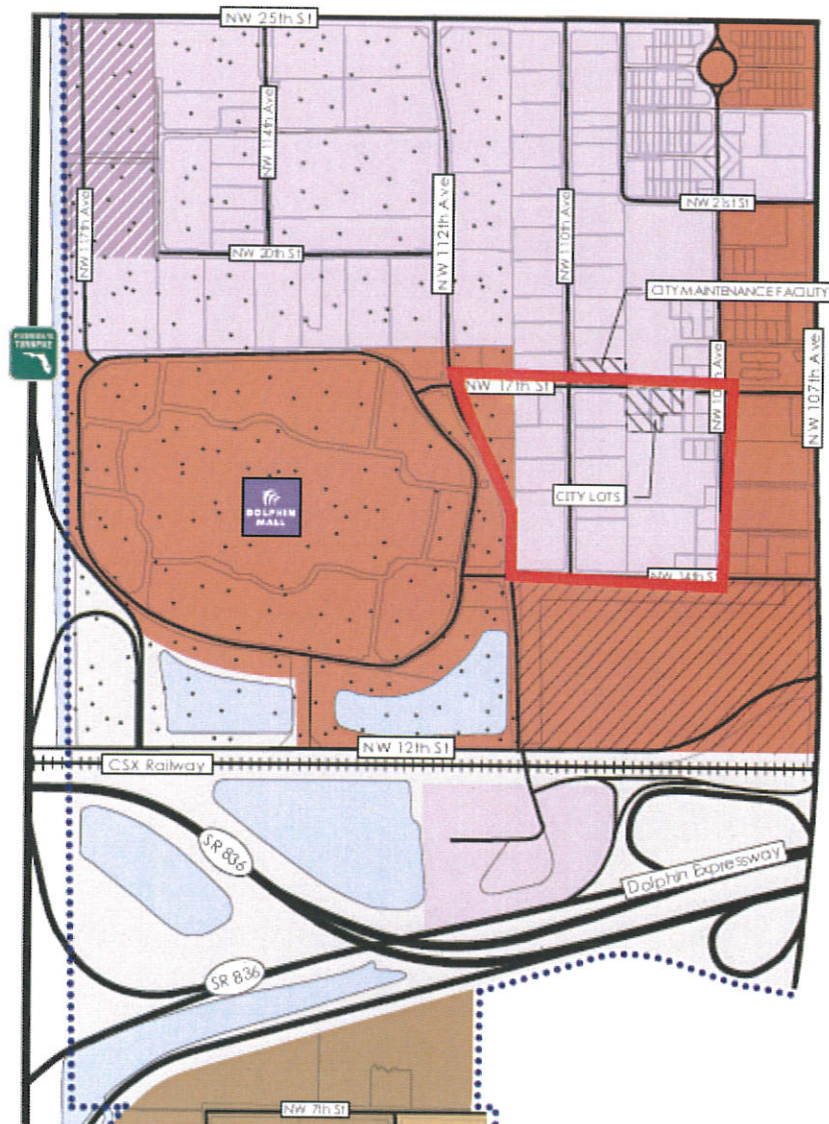


of 25 units per gross acre. A density bonus of up to 25% is available for developments providing affordable housing with highest priority given to projects meeting the needs of the elderly and workforce populations.

- Mixed-Use Residential/Commercial. Residential, business, hotel, government, office and similar uses are allowed. A single use may not occupy more than 98% of the development. Residential density is limited to no more than 105 units per acre. For properties  $\frac{1}{2}$  acre or greater in size, 1 unit shall be equivalent to 0.5 of a residential unit in calculating density for hotel and university housing uses up to 210 units per acre, unless further restricted by the City Commission within the land development regulations. Floor area ratio (FAR) cannot exceed 4.0.
- Dolphin Community Urban Center. Residential, business, hotel, government, office, and light industrial uses are allowed. A single use may not occupy more than 98% of the development. Residential density shall be tiered, as follows: for properties less than 7 acres in size, residential density shall be limited to no more than 60 units per acre, and FAR shall not exceed 2.0; for properties greater than 7 acres but less than 10 acres in size, residential density shall be limited to no more than 75 units per acre, and FAR shall not exceed 2.5; for properties 10 acres or greater in size, residential density shall be limited to no more than 105 units per acre; Floor area ratio (FAR) cannot exceed 3.0. ( see figure 1)

[Rationale for change: The new land use designation provides a mixed use category in the north side of the city where currently only businesses and industrial uses are. One of the targets in this category is to create workforce housing for the workforce within the city. This land use designation will also assist in meeting some of the policies and objectives of the Housing and Economic Development element of the comprehensive plan]

Dolphin Community Urban Center.



- Mixed-Use Residential/ Office. This category is designed to be applied in areas adjacent to residential development. Density is limited to no more than 1 land use category higher than adjacent residential areas. Professional and clerical offices, hotels, motels, and residential uses are permitted. Development should be compatible with adjacent and nearby existing and planned residential neighborhoods.
- Commercial. Permitted uses include the full range of sales and service activities; retail and wholesale uses; personal and professional services; commercial and professional offices; hotels and motels; hospitals, nursing homes, and medical buildings; entertainment and cultural facilities; amusement and commercial recreation establishments; telecommunication facilities; and government and educational buildings. The maximum allowed floor area ratio is 1.65.
- Office and Light Industrial. Permitted uses include professional offices; office parks; corporate headquarters; research laboratories; wholesale showrooms; hospitals and medical buildings; distribution centers; mini-warehouses; hotels and motels; low-impact manufacturing and assembly operations; government and educational buildings; utility plants and public facilities; limited non-jet engine testing within acceptable noise and dust standards; telecommunication facilities; retail and personal services limited to no more than 10% of site provided required parking available; and Traditional Neighborhood Developments (TNDs) subject to City Commission approval.
- Restricted Office and Light Industrial. This category allows office and certain business warehousing and manufacturing uses. For wellfield protection purposes, all uses must employ best management practices and not utilize any hazardous materials or waste on-site.
- Heavy Industrial. This category allows manufacturing operations, maintenance, and repair facilities; warehouse and mini-warehouses; office buildings and wholesale showrooms; distribution centers; construction and utility-related maintenance yards; cement and asphalt mixing plants; quarrying activities and ancillary uses; utility plants and public facilities; hospitals and medical buildings; government and educational buildings; research laboratories; telecommunication facilities; hotels and motels; and retail and personal services limited to no more than 10% of site provided required parking is available.
- Government and Public Facilities. This category allows government buildings and facilities; water, wastewater, and drainage facilities; public safety buildings; telecommunication facilities; and non-profit social service agencies.
- Institutional Uses. This category permits non-profit or quasi-public buildings; churches; museums; libraries; public, charter, and private schools; social service agencies; hospitals and related medical buildings; and military facilities.
- Conservation and Open Land. Permitted uses include residential not exceeding a density of 1 dwelling unit per 5 acres; agriculture and ancillary uses; and governmental and public facilities.
- Parks and Recreation. This category permits active and passive recreation parks and related facilities.



- Rail and Expressway Right-of-Way. This category is applied to all public rights-of-way currently used or planned for regional expressway, turnpike, and rail transport purposes.
- Metropolitan Urban Center (MUC) Overlay. Properties with this overlay designated are intended to be mixed-use, high-intensity, design-unified area which contain a concentration of different urban functions integrated both horizontally and vertically. Such centers shall be characterized by physical cohesiveness, active pedestrian environments, direct mass transit accessibility, efficient pedestrian linkages, and high quality urban design. They should also create an identity and sense of place through unity of design and distinctive urban architectural character. Uses on MUC parcels may include retail trade; business, professional, an financial services; restaurants; hotels; institutional and governmental uses; recreational, cultural, and entertainment uses; high-density residential up to 250 units per gross acre; and well-planned public spaces. The floor area ratio must be greater than 3.0 in the core and not less than 0.75 at the edge of the development.

## ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES AND POLICES

### GOAL:

BY 2030 THE CITY OF SWEETWATER WILL BE A STABLE, ATTRACTIVE, AND VIBRANT FULL-SERVICE COMMUNITY THAT PROVIDES EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE BUSINESSES AND RESIDENTS.

### OBJECTIVE 1:

Refine, develop, and implement economic development initiatives to help Sweetwater residents and businesses compete at the local, state, and national levels.

#### Policy 1.1:

The City shall identify sectors and industries that represent economic growth and diversification; it will support the continuation and expansion of existing commercial and manufacturing enterprises at appropriate locations through technical assistance, the provision of incentives, land use and zoning regulations, and other appropriate strategies.

#### Policy 1.2:

The City shall support and promote the establishment of new commercial enterprises at appropriate locations, with a particular focus on businesses that will be owned by and/or that will employ City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

#### Policy 1.3:

The City shall periodically review its land use plans to ensure an adequate amount of appropriately zoned land to support commercial and office development.

Policy 1.4: The City shall provide technical assistance to new and existing businesses to access capital and incentives, training programs, sales and job tax credits, programs to increase compliance with state and local licensing and permitting requirement, and business incubator programs.

Policy 1.5:

The City shall utilize publicly-owned vacant parcels to support its economic development and redevelopment efforts through such strategies as allowing their use by designated mobile vendors, providing a location for a business incubator, providing potential locations for targeted businesses, and other strategies as appropriate.

Policy 1.6:

The City will coordinate economic development activities with partners such as the Beacon Council, Greater Miami Chamber of Commerce, Miami-Dade County, South Florida Workforce, and major educational institutions.

Policy 1.7:

The City shall maintain an inventory of available properties for rent or development.

Policy 1.8:

The City shall assist new and existing businesses in efforts to capitalize on niche market opportunities.

Policy 1.9:

The City shall support and/or implement efforts to provide education and training to its residents in order to prepare them to work in targeted business sectors and industries, and to become more competitive at the local, regional, state, and national levels.

Policy 1.10:

The City shall implement programs and provides incentives to attract residents and businesses that will enhance achievement of its redevelopment and economic development goals, such as artist recruitment programs.

Policy 1.11:

The City shall evaluate the feasibility of establishing and maintaining a land bank to assist in the attraction and establishment of economic generators.

Policy 1.12:

By 2023, the City shall develop procedures to implement competitive application and business licensing fees and development exactions.

Policy 1.13:

The City shall establish a construction industry, resident, and business owner focus group that will meet over the course of a few months and recommend to the City ways to improve current permitting and licensing processes.

Policy 1.14:

The Land Development Regulations shall authorize home-based businesses.

OBJECTIVE 2:

Enhance and promote the City of Sweetwater's unique character and identity by creating distinct mixed-use districts and neighborhood focal points.

Policy 2.1:

The City shall seek to attract and retain catalytic retail and entertainment anchors and special events within its business districts.

Policy 2.2:

The City shall provide incentives to encourage economic development of mixed-use districts by providing incentives such as density bonuses.

Policy 2.3:

The City shall continue to work with local businesses, residents, and property owners to identify and designate landmarks and install public art works that contribute to the experience of Sweetwater's public realm.

Policy 2.4:

The City shall assist in the development and redevelopment of gateways along major arterials (such 102<sup>nd</sup>, 107<sup>th</sup>, 109<sup>th</sup>, 110<sup>th</sup>, and 112<sup>th</sup> Avenues, and Flagler and NW 17<sup>th</sup> Streets), in ways that respect existing businesses, create opportunities for new enterprises, and provide an aesthetically appealing welcome to residents and visitors.

Policy 2.5:

The City shall coordinate with the Miami-Dade Tourist Development Council to design and implement a cultural and heritage tourism program.

Policy 2.6:

The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its land use districts.

OBJECTIVE 3:

Revitalized blighted areas of the community and address and correct identity and image issues that might impede redevelopment and economic development efforts.

Policy 3.1:

The City shall require and enforce the orderly appearance of properties through its Code of Ordinances and Land Development Regulations.

Policy 3.2:

The City shall work with public and private sector partners to acquire, improve, and resell substandard or obsolete housing as it becomes available, so it doesn't languish unsold.

Policy 3.3:

The City shall utilize code enforcement and other strategies to address blighted conditions in commercial districts.

Policy 3.4:

By 2023, the City shall develop an active feedback and response system, such as a cell phone "app" and/or via the City website, to address maintenance issues affecting the public realm, from cracked sidewalks and missing curbs to planting trees and installing street furniture.

Policy 3.5:

By 2023 the City shall develop and implement a streetscape improvement plan to prioritize its investments.

Policy 3.6:

Via its Land Development Regulations, the City shall ensure the development of open space and foster the implementation of attractive building facades and streetscapes in new development and redevelopment.

Policy 3.7:

The City shall implement community policing techniques such as creating bicycle patrols, reaching out to students participating in your activities, empowering the community to partner with law enforcement, and leveraging public private partnerships for security purposes.

Policy 3.8:

The City shall adopt specific design guidelines for all commercial and mixed-use areas.

Policy 3.9:

The City shall explore opportunities to provide programs for businesses to rehabilitate and replace storefronts and signage, acquire equipment, and pursue other activities that encourage revitalization and support of development.

Policy 3.10:

The City shall assist in reviving and expanding business, social, and fraternal organizations.

Policy 3.11:

By 2030, reduce the incidence of blight, as defined in Florida Statue, by at least 40 percent.

OBJECTIVE 4:

Foster a balanced, diverse and sustainable local economy that contributes to the development of a high quality of life through the improvement of the financial well-being of its residents, and the protection of the City's ability to provide adequate infrastructure and civil services.

Policy 4.1:

The City shall update infrastructure plans and regulations on an annual basis.

Policy 4.2:

The City, in coordination with business interests, shall work to make the necessary funding available to implement infrastructure improvements.

Policy 4.3:

The City shall develop a list of strategic improvements needed to support entrepreneurial and business activities, including but not limited to business signage, improving the alignment of streets, customer parking, stormwater management, sidewalk completion, urban greening, street repair, building renovations, and gateways.

Policy 4.4:

By 2023, the City shall develop and implement mechanisms to coordinate housing rehabilitation and new construction programs with it economic development programs.

Policy 4.5:

The City shall seek to reduce the level of unemployment through the provision of education and training opportunities, job placement assistance, the attraction of employment generators, the encouragement of "Hire Local" practices, and other appropriate mechanisms.

Policy 4.6:

The City shall seek to increase its tax base through the Implementation of programs to: increase property values; attract additional commercial, industrial and mixed-use developments; reduce the percentage of land that is owned by tax-exempt organizations or public entities, and; the development or redevelopment of vacant or underutilized parcels.

Policy 4.7:

The City shall coordinate with the Florida Department of Environmental Protection, Miami-Dade County, the South Florida Regional Planning Council, and the private sector on the identification, assessment, remediation, and redevelopment of brow-fields within the City.

OBJECTIVE 5:

Redevelop and revitalize Mixed-Use Districts to create a mix of uses that position the City as a regional destination.



Policy 5.1:

The City shall take the lead on local revitalization, including working with property owners, tenant businesses, educational institutions, developers, and contractors to implement strategies for enhancement of the appearance of Mixed-Use Districts and gateway corridor buildings and their environs.

Policy 5.2:

The City shall phase the transformation of Mixed-Use Districts, beginning with encouraging building owners to make modest improvements to the exteriors and providing assistance to improve the business practices of existing retailers and restaurateurs.

Policy 5.3:

The City shall create and execute a plan for landscaping and street furniture improvements along all major corridors.

Policy ED-5.4: The City shall enhance its design guidelines for new or rehabilitated buildings in Mixed-Use Districts and along major gateway corridors.

Policy 5.5:

The City shall encourage owners of all buildings, including single-family houses, to restore the exteriors of their buildings. The City shall consider providing design and assistance and modest financial incentives to owners for this purpose.

OBJECTIVE 6:

Creative new Civic Uses, public art, and cultural events within the City.

Policy 6.1:

The City shall deem City Hall as a landmark and community place of encounters.

Policy 6.2:

The City shall designate 109th Avenue as a public art corridor, providing large-scale artworks, music, and a theater that serve as gateways to the City.

Policy 6.3:

The City shall partner with the private sector to produce an annual cultural event. The event will be promoted heavily in the media. The City shall evaluate the use of its facilities for this event.

Policy 6.4:

The City shall consider developing a program of annual exhibits and cultural festivals around Hispanic and Asian arts and cultural expressions.

Policy 6.5:

The City shall develop a series of cultural events to be held year-round using prominent locations.

Policy 6.6:

The City shall improve streetscapes by instituting a tree planting program and wider and distinctive sidewalk improvements in conjunction with property owners.

Policy 6.7:

The City shall coordinate with Miami-Dade Cultural Affairs, and other private and civic organizations to fund and implement the placement of art within the community. The City shall evaluate incentives that could be provided during the land development and review process for projects that include publicly-accessible art.

Policy 6.8:

The City shall work with civic organizations and residents to identify the type and frequency of cultural events and festivals that will be conducted.

[Rationale for Economic Development Element: The Comprehensive Plan establishes a community's policies and priorities regarding future development while aiming to preserve the environmental features and community character of the area. The Proposed Economic Development Element adopted into a local government's comprehensive plan provides in depth review of the local and regional economy; identifies strategies, programs and projects to improve the economy; and establishes Policy direction for economic growth. The various elements of a comprehensive plan support and complement the economic development plans of Florida's counties, cities and regions. Florida's businesses, communities, and regions rely on supporting land uses, transportation, and infrastructure to sustain existing companies and industries and to further economic development programs and initiatives. Together the comprehensive plan and economic development plan should serve as a "Strategy for Tomorrow" and reflect a community's and a region's desired physical, economic, and social growth.

The City of Sweetwater's Economic Development Element goals, objectives, and policies are based on data and knowledge about the City. The City's Economic Development Element will align with the opportunities stated in Miami-Dade County's One Community One Goal (OCOG) Strategic Plan with respect to creating a positive business climate and improving the quality of life for City residents. The goals also align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy Process and the six livability principles of HUD's Sustainable Communities Initiative.

This Element will accomplish its goals through planning activities aimed at:

- Improving the local economy to create jobs for residents, and to help residents and businesses better compete;
- Creating distinctive mixed-use districts and neighborhood focal points;

- Improving the City's image;
- Creating new civic uses, public art, and cultural attractions;
- Establishing mixed-use districts as regional destinations;
- Providing a balanced, sustainable economy;
- Enhancing the City's tax base, and
- Maximizing economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries.

# CITY OF SWEETWATER CAPITAL IMPROVEMENTS PLAN

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	ESTIMATED COST	AMOUNT FUNDED	GOALS OBJECTIVES	ANTICIPATED DATE OF COMPLETION
<b>Transportation</b>						
Repair of Sidewalks	City-Wide	GOB (\$18,781.04), LOGT	\$ 200,000.00	\$ 110,000.00	Safety, Multimodal Transit option	On-going
Roadway Improvements, Resurfacing, Repairs, widening and installment of new roads	City-Wide	LOGT	\$ 320,000.00	\$ 320,000.00	Safety, Minimize damage to vehicles, Multimodal Transit option	On-going
109th Avenue Complete Streets project	109 Ave., Between SW 7 Terrace and SW 6 Street	Federal Grant, impact fees	\$ 1,000,000.00	\$ 200,000.00	Safety, Multimodal Transit option	Early 2019
<b>Public Facilities</b>						
City Hall/Parking Garage	SW 109 Ave; between 5th and 6 Streets	TBD (Possible P3 combo of private and public funding)	N/A	N/A	Meet parking demand University City District	Conceptual Stage
Repaint Senior Center	10600 SW 4 Street	Private donation	\$ 2,000.00	\$ 2,000.00	Improve Appearance of facility	Summer 2018
<b>Drainage</b>						
Phase IIB North Drainage Project (Remaining portion)	SW 4 St to Flagler; 112 Ave to 109 Ave	Local, State & Federal Grants	\$ 750,000.00	\$ 796,589.00	Mitigate severe flooding	Summer 2018
Sweetwater North Drainage Project	NW 14 Street to NW 25 St; 107 Ave to 112 Ave	City General Fund, Local, State & Federal Grants	\$9 million	\$ 9,000,000.00	To mitigate severe flooding	Conceptual Stage
<b>Parks, Recreation and Open Space</b>						
Carlow Park Improvements	10600 SW 4 Street	City General Fund State Grants	\$ 500,000.00	\$ -	Improve Parks, augment quality of life	
Linear Park Improvements	SW 7 Terrace between 107 ave and 117 ave	City General Fund State Grant	\$ 50,000.00	\$ -	Improve Parks, augment quality of life	
Creation of New Park - West side of 109 Avenue on SW 7 Terrace	Developer & Impact Fees	Private Sector	\$ 400,000.00	\$ -	Improve Parks, augment quality of life, add new parks/recreational space	Spring 2020

[illegible]

**City of Sweetwater**  
**Proposed Code Amendment**  
**Article II Zoning**

Ordinance pertaining to zoning; amending Article II or the City of Sweetwater Zoning Code; adding new establishment, designation, and application of districts.

**Article II ZONING**

2.01.00. Purpose.

2.02.00. Establishment, designation, and application of districts.

2.03.00. The official zoning map.

2.04.00. Allowable uses within each zoning district.

2.05.00. University city district and regulations.

**2.06.00 Dolphin Community Urban Center and regulations**

**2.01.00. Purpose.**

It is the purpose of this article to establish zoning districts, and to regulate the uses permitted within each district.

To accomplish these objectives, the regulations and districts and accompanying maps have been designed with reasonable consideration, among other things, for the character of the districts and their peculiar suitability for particular uses.

**2.02.00. Establishment, designation, and application of districts.**

*2.02.01. Establishment of districts.* In order to classify, regulate and restrict the use of land, water, buildings and structures, to regulate and restrict height and bulk of buildings, to regulate the intensity of land use, and to promote the orderly urban growth of the City of Sweetwater (the "City"), the City is divided into ~~fifteen (15)~~ ~~eight~~ **sixteen** districts as follows:

IU	Interim Use District
RS	Single-Family Residential District
RD	Duplex Residential District
RTW	Twin Homes Residential District
RM-15	Low Density Multifamily Residential District
RM-24	High Density Multifamily Residential District
UC	University City District

DCUC	<b><u>Dolphin Community Urban Center</u></b>
C-1	Limited Commercial District
C-2	Special Commercial District
C-3	Liberal Commercial District
T-1	Trailer Park District
SPO	Semi-Professional Office District
1-1	Industrial Light Manufacturing District
1-2	Industrial Heavy Manufacturing District
1-3	Industrial Conditional District

\* \* \*

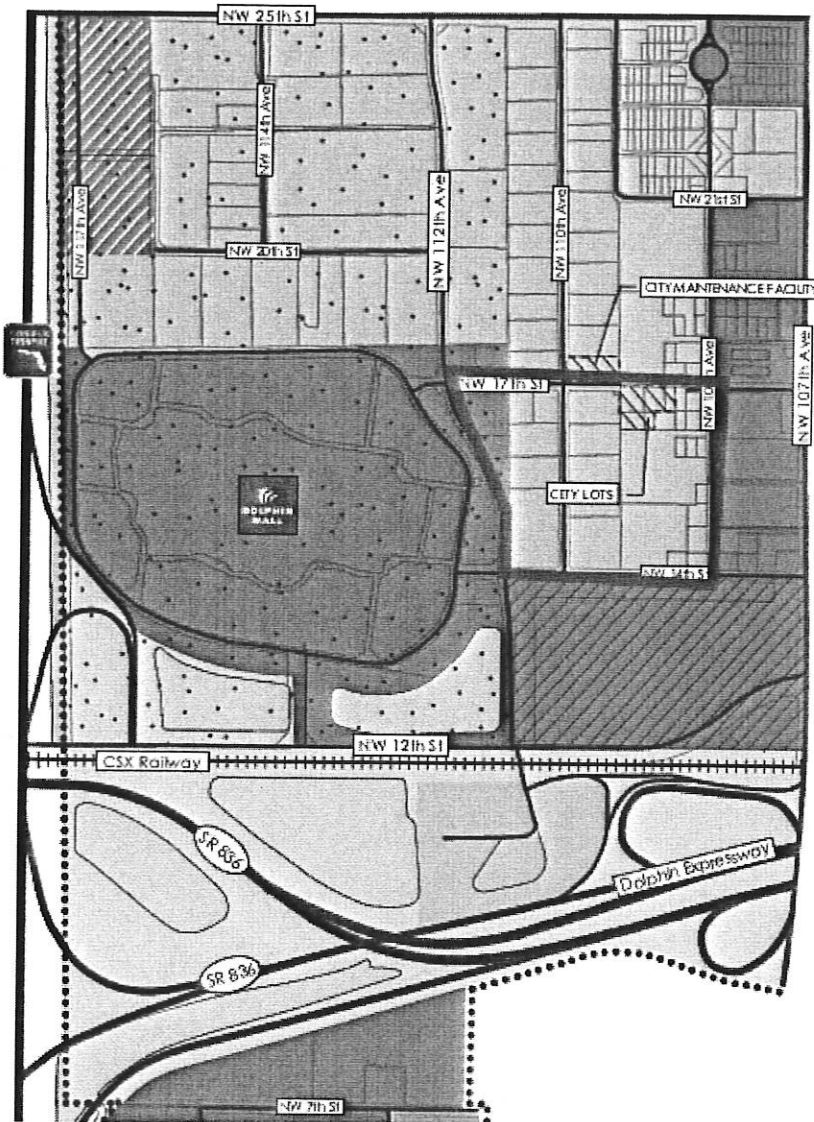
2.06.00. – Dolphin Community Urban Center and regulations.

2.06.01. Intent and applicability.

1. The City's comprehensive plan (the "CP") contains goals, policies and objectives which call for the creation of mixed-use corridors in high traffic areas of the city which are highly accessible via multiple modes of transportation. The intent of these regulations is to guide development that will allow for mixed-use development, including residential, business, hotel, government, office, and light industrial to fill in the void between the neighboring retail, and thus maximize the economic benefit for the entire City of Sweetwater.
2. The regulations contain in this article and Chapter 18-A, Code of Miami-Dade County, Florida, shall apply except as otherwise added to or modified herein.
3. The boundaries shown in Figure 1 shall constitute the Dolphin Community Urban Center.

Figure 1





2.06.02. Definitions. Words/terms not herein defined shall have the meaning ascribed to them in section 1.02.00 of this Code. For the purpose of the Dolphin Community Urban Center, the following words/terms shall have the following meaning:

1. Colonnade shall mean a roofed structure, extending over a private walkway, open to the street and sidewalk except for supporting columns and piers.
2. Department shall mean the city's planning and zoning department.
3. Director shall mean the department director.
4. Floor area shall equal the floor area within the inside perimeter of the outside walls of the building with no deduction for hallways, stairs, closets, thickness of interior walls, columns or other features. Where the term "area" is used in this section, it shall be understood to be gross area unless otherwise specified. In theaters, assembly halls and similar occupancies, balconies, galleries, stages and mezzanine floors which are not enclosed shall be considered as adding to floor area.



5. Floor area, non-residential. Non-residential floor area is the sum of areas for non-residential use on all floors of buildings, measured from the outside faces of the exterior walls, including interior and exterior halls, lobbies, enclosed porches and balconies used for non-residential uses.

The following areas, however, shall not be counted as non-residential floor area:

- a. Parking and loading areas within buildings;
- b. Open terraces, patios, atriums or balconies;
- c. Stairways, elevator shafts, mechanical rooms; or
- d. Floor areas specifically excluded from floor area limitations by special provisions of these regulations.

6. Floor area, residential. The sum of areas for residential use on all floors of buildings, measured from the outside faces of the exterior walls or windows, including interior and exterior halls, lobbies, enclosed porches and private enclosed balconies and floor areas below floodplain.

The following areas, however, shall not be counted as residential floor area:

- a. Open terraces, patios, atriums, or balconies;
- b. Special purpose areas for common use of occupants, such as recreation rooms or social halls;
- c. Stairways, elevator shafts or mechanical rooms; and
- d. Parking and loading areas within buildings.

7. Government use shall mean public administration buildings, fire and police stations, and the like, excluding, however, jails, public work or general services facilities, solid waste transfer facilities and the like.

8. Gross lot area shall be equal to the net lot area plus half of the adjoining street rights-of-way when there is an adjoining street.

9. Loading space, off-street: An area in which goods and products are moved on and off a vehicle, including the stall or berth and apron or maneuvering room incidental thereto.

10. Transient dwelling/lodging. A use consisting of units available for lease or rent by transient guests for a period of typically not more than 30 days. Such use includes hotels, motels, and the like.

11. Story. That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. The definition of story shall apply citywide

2.06.03. Uses. No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose within the Dolphin Community Urban Center, except as provided for in these regulations.

This category is intended to encompass land use functions allowed within Dolphin Community Urban Center.

I. Permitted Uses

- A single use may not occupy more than 98% of the development

- A. Residential
  - 1. Multi-family use
  - 2. Condo-hotel
- B. Commercial
  - 1. Full range of sales and service activities.
  - 2. Retail and wholesale uses.
  - 3. Personal and professional services.
  - 4. Commercial and professional offices.
  - 5. Hospitals, nursing homes, and medical buildings.
  - 6. Entertainment and cultural facilities.
  - 7. Amusement and commercial recreation.
  - 8. Telecommunication facilities.
  - 9. Government and educational buildings.
- C. Hotel and motel
- D. Government
  - 1. Water, wastewater, and drainage facilities.
  - 2. Public safety buildings.
  - 3. Telecommunication facilities.
  - 4. Non-profit social service agencies.
  - 5. Educational buildings: public and private.
  - 6. Utility plants and public facilities.
- E. Office and Light Industrial
  - 1. Professional offices.
  - 2. Office parks.
  - 3. Corporate headquarters.
  - 4. Research laboratories.
  - 5. Wholesale showrooms.
  - 6. Hospitals and medical buildings.
  - 7. Distribution centers.
  - 8. Mini-warehouses.
  - 9. Low-impact manufacturing and assembly operations.
  - 10. Limited non-jet engine testing.
  - 11. Telecommunication facilities.

2.06.04. Location of buildings. Pedestrian comfort should be a primary consideration for the design of the public realm fronting adjacent thoroughfares.

2.06.05. Minimum lot requirements. There shall be no specific dimensional requirements for any lots. Lots shall be of sufficient size to conform with the requirements and limitations of these regulations.

2.06.06 Floor area. The floor area for all permitted uses within Dolphin Community Urban Center shall be calculated based on the gross lot area. Max Floor Area Ratios are as listed below.

<u>Lot Size</u>	<u>Floor Area Ratio (FAR)</u>
<u>.1 acres – 6.9 acres</u>	<u>2.0</u>
<u>7 acres – 9.9 acres</u>	<u>2.5</u>
<u>10 acres or more</u>	<u>3.0</u>

**2.06.07. Height.** The maximum height of any building within the Dolphin Community Urban Center shall not exceed 15 stories. The maximum height of all the stories shall be 170 feet. A single story may have a maximum height of 30 feet, provided that no mezzanine area intended for commercial use exceeds 10 percent, and no mezzanine area intended for residential uses exceeds 80 percent of the floor area of that story. The height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than 20 percent of the roof area, nor exceed a height of 15 feet above the roof, nor to fire or parapet walls, which shall not extend more than five feet above the maximum height, nor to structured parking (provided such structure(s) do not exceed 50 feet from grade).

**2.06.08. Density.** The maximum residential density allowed for each use shall be based on the gross lot area of proposed development. Max density calculations are as listed below:

<u>Residential Use</u>		
<u>Lot Size</u>	<u>Max Density Allowed</u>	<u>Floor Area Ratio (FAR)</u>
<u>.1 acres – 6.9 acres</u>	<u>60 units/acre</u>	<u>2.0</u>
<u>7 acres – 9.9 acres</u>	<u>75 units/acre</u>	<u>2.5</u>
<u>10 acres or more</u>	<u>105 units/acre</u>	<u>3.0</u>

Any property owner proposing transient dwelling/lodging, university, and/or elderly housing shall provide the city with a declaration of restrictions in a form acceptable to the city attorney stating that if there is a change in the use, the owner shall comply with all provisions of the Dolphin Community Urban Center and regulations.

**2.06.09. Minimum Setbacks.**

1. Front: Ten feet.
2. Side: Ten feet.
3. Rear: Five feet.

**2.06.10. Open/recreation space.**

- A. Open space. Ground level open space shall be 40–18% percent of the net lot area. Open space shall be landscaped and shall not contain any non-pervious areas.
- B. Recreation space. Fifty percent of the ground level open space may be achieved by providing recreation spaces anywhere within the building (i.e., pool decks, roof gardens, etc.). The recreation open space must be open to all residents, employees, and invited guests of residents. Recreation opens spaces shall be shaded and their ground surface shall be a combination of paving materials, lawn or ground cover.

**2.06.11. Landscape.** Except as provided herein, landscape shall by Chapter 18A of the Miami-Dade County Code. Within the Dolphin Community Urban Center, the following landscape requirements shall specifically apply:

1. Street trees shall be planted to a maximum of 25 feet average on center, with a minimum four-inch diameter at breast height.
2. Street trees shall not be required when colonnades are provided.
3. For all permitted uses, a minimum of 16 trees shall be required per net lot area. In addition to placement of the required trees on the lot, required trees may be placed in greens, squares, plazas, and medians within the Dolphin Community Urban Center, subject to the approval of the planning and zoning director or his designee.

**2.06.12. Off-street parking and loading. SEE ARTICLE IV SECTIONS 4.02.00 AND 4.03.00**

**2.06.13. Structured parking.** All facades of a parking structure facing a street shall be lined with a habitable liner, architectural treatment, or a combination of the two. Any architectural treatment used to line such a facade shall be approved by the planning and zoning director. The intent of this section is to screen the activities within the parking structure from view from the street. Structured parking shall not be counted toward the floor area calculation nor shall parking structure be counted towards the number of stories or height permitted (provided such structured parking does not exceed 50 feet in height from grade). regardless of the use of a habitable, business, or office liner. **Retail, commercial, industrial or residential uses on the ground floor of a structure parking**

**2.06.14. Review procedure/administrative site plan and architectural review.** All applications for development approval within the Dolphin Community Urban Center that are not otherwise permitted as nonconforming uses or structures shall comply with the requirements of this article and with the site plan and architectural review criteria outlined herein. Developments shall be processed and approved administratively as follows:

- A. Administrative site plan and architectural plan review process. The department shall review plans, including the exhibits listed below for completeness and compliance with the provisions of this article, and for compliance with the site plan review criteria provided herein. Additionally, all applications shall be reviewed by the following departments of the City of Sweetwater and other public entities for potential impacts on infrastructure and other services resulting from the applications: public works department, Miami-Dade County Department of Environmental Resources Management, fire-rescue department, police department, and Miami-Dade County Public Schools. In the event the application indicates impact on service and infrastructure provided by any of the foregoing, the applicant shall meet with the affected department or entity to discuss potential mitigation of the impacts and shall submit evidence to the department of such discussion.

The director shall issue a final decision within 30 days of the date of submission of the completed application. The applicant shall have the right to extend the 30-day period by an additional 30 days upon timely written request to the department. The department shall have the right to extend the 30-day period by written notice to the applicant that additional information is needed.

Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the director may be appealed in accordance with the procedures established by this chapter for appeals of administrative decisions.

As part of the review process, the director may require a unity of title or a declaration of restrictive covenants in lieu of unity of title in a form acceptable to the city attorney.

B. *Submittal requirements.* Applications for administrative site plan and architectural review shall be accompanied by exhibits prepared by registered architects and landscape architects which shall be submitted to the department and shall include the following:

1. Site plan(s) including:
  - a. Location;
  - b. Street layouts;
  - c. Locations, shape, size, and height of any existing buildings;
  - d. Indication of street vistas;
  - e. Lot lines, setbacks and build-to-lines;
  - f. Location of on-street and off-street parking, loading facilities, and waste collection areas;
  - g. Indication of signage; and
  - h. Indication of any site or building design methods used to conserve energy.
2. Landscape plans, including specifications of species of plant material, location, and size in accordance with this article and Chapter 18A of the Miami-Dade County Code.
3. Street cross-sections, including adjacent buildings and open space.
4. Floor plans and elevations, and sections of all buildings, including total gross square feet of area for each floor and all dimensions relating to the requirements of this article.
5. Figures indicating the following:
  - a. Gross and net acreage;
  - b. Total square footage for each type of use;
  - c. Total number of dwelling units;
  - d. Amount of passive and active open spaces in square feet; and
  - e. Such other design data as may be needed to evaluate the project's compliance with the requirements of this article and chapter.



C. Substantial compliance with previous approval. The planning and zoning director shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or party thereof, where it is demonstrated that the proposed modification or elimination will result in substantial compliance with the previous zoning action regarding a site plan, as demonstrated by all of the following:

1. Development density and intensity have not materially changed, in that:
  - a. The number of buildings is not increased;
  - b. The number of stories is the same or fewer;
  - c. The height of the building(s) is the same or less;
  - d. The number of units is the same or fewer;
  - e. The lot coverage and floor area ratio are the same or less;
  - f. The number of bedrooms and corresponding parking spaces may be increased or decreased by as much as ten percent, based on the entire plan, provided the plan complies with all other requirements of this subsection and of this chapter.
2. Design has not materially changed, in that:
  - a. The roadway patterns, including ingress-egress points, are in the same general location as shown on the original plans, and are no closer to the rear or interior side property lines than shown on the original plans;
  - b. The parking area is in the same general location and configuration;
  - c. The building setbacks are the same or greater distance from perimeter property lines;
  - d. The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect;
  - e. The proposed perimeter walls and/or fences are in the same general location and of a comparable type and design as previously approved;
  - f. Elevations and renderings of buildings have substantially similar architectural expressions as those shown on the approved plans;
  - g. Recreational facilities, if shown on plans approved by a prior zoning action, either remain the same or are converted from one recreational use to another;
  - h. If recreational facilities were not shown in the approved plans, they may be added, provided there is no increase in lot coverage or decrease in required open space and such facilities are located internally within the proposed development;
  - i. If a variance for signage has been granted, the proposed sign(s) are no greater in size and are placed in the same general location on the site as approved by zoning action;
  - j. The proposed changes do not have the effect of creating any noncompliance or nonconformity with the strict application of the zoning code that were not previously approved at public hearing, or of expanding the scope of existing variances;

- k. Reductions in the number of parking spaces on the site are permitted if sufficient parking spaces are provided to satisfy the requirements of this Code.

**2.06.15. Zoning relief from certain requirements.** Relief from the following requirements of this article shall be permitted only pursuant to the standards and requirements of section 7.01.00 of this Code:

1. Required liner buildings used to screen parking;
2. Colonnade regulations, including minimum horizontal and vertical clearances;
3. Requirements for street trees, greens, plazas, squares and medians;
4. Signage;
5. Open space and recreation space requirements;
6. Location of service areas; and
7. Parking.

**2.06.16. Relief/appeals.** Relief and/or appeals of the director's decision shall be in accordance with section 9.08.01 and pursuant to the standards and requirements of section 9.08.05.

**2.06.17. Conflicts with other chapters and regulations.** This article shall govern in the event of conflicts with other zoning subdivision, or landscape regulation of the code.

**2.06.20. Signage. SEE ARTICLE VI OF THE LDC**

**2.06.21. Outdoor dining. SEE CHAPTER 58 ARTICLE V**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SWEETWATER CITY COMMISSION AMENDING ARTICLE IV, SECTIONS 4.02.00 AND 4.03.00 "TRANSPORTATION AND OFF STREET PARKING AND LOADING" OF THE CITY OF SWEETWATER LAND DEVELOPMENT CODE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on April 5, 2015 the City passed Ordinance No. 15-4022, amending the City of Sweetwater Land Development Code to include the newly annexed area to the North of the City; and

**WHEREAS**, the amendment to the annexed area reflected changes to the overall land Development Code, certain needed regulations were not adopted to the code; and

**WHEREAS**, the City is proposing to amend the Transportation Section of the Land Development Regulations to clarify regulation that were omitted when the amendment was passed; and

**WHEREAS**, the Mayor and City Commission find that this Ordinance is in the best interest and welfare of the residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA AS FOLLOWS:**<sup>1</sup>

Section 1. That the recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. Article IV of the Land Development Code of the City of Sweetwater, Florida, is hereby amended to read as follows:

LAND DEVELOPMENT CODE

\* \* \*

ARTICLE IV

DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

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<sup>1</sup> Underlines items are additions; strike-through items are deletions.



#### 4.02.00. - Transportation.

*4.02.01. Mandatory right-of-way dedication.* Prior to their building permits being issued, all developments shall dedicate to the city any portions of their property which are needed to complete the city street right-of-way corridors as defined below:

- A. The S.W. 109<sup>th</sup> Avenue corridor shall be a minimum of 60 feet in width, 30 feet on either side of the street centerline. No building permits shall be issued for building of any nature whatsoever on S.W. 109<sup>th</sup> Avenue within the city, unless there shall be properly dedicated to the city in front of the property to be built upon, 30 feet from the centerline of S.W. 109<sup>th</sup> Avenue for road right-of-way and highway purposes, such centerline to be determined by an imaginary line drawn north from the present centerline of S.W. 109<sup>th</sup> Avenue between S.W. Seventh Terrace and ~~S.W. Fifth Street.~~ West Flagler Street
- B. The S.W. 115<sup>th</sup> Avenue corridor shall be a minimum of 80 feet in width, 40 feet on either side of the street centerline.
- C. The 112<sup>th</sup> Avenue corridor between NW 12<sup>th</sup> St and NW 25<sup>th</sup> St. shall be a minimum of 80 feet in width, 40 feet on either side of the street centerline.
- D. The 112<sup>th</sup> Avenue corridor between SW 7<sup>th</sup> Terrace and NW 7<sup>th</sup> St. shall be a minimum of 70 feet in width, 30 feet on either side of the street centerline.
- ~~E. G.~~ The S.W. 102<sup>nd</sup> Avenue corridor shall be a minimum of 70 feet in width, 35 feet on either side of the street centerline.
- ~~F. D.~~ All other city right-of-way corridors shall be a minimum of 50 feet in width, 25 feet on either side of the street centerline.
- ~~G. E.~~ At all intersections of right-of-way lines, there shall be dedicated that area lying between the intersecting right-of-way lines and an arc of radius 25 feet which is tangent to both right-of-way lines.

*4.02.02. Street, sidewalk and right-of-way improvements.* All developments shall be required to make the following improvements within the half right-of-way abutting the development site:

- A. Where no sidewalks exist, new concrete sidewalks five feet in width shall be constructed.
- B. Where existing sidewalks have been or are damaged in any way, those damaged portions of the sidewalks shall be replaced as directed by the city planner.
- C. Streets, parking lanes, drainage, swales, curbs and gutters shall be constructed or repaired as directed by the city planner.
- D. All improvements within the city right-of-way shall be in accordance with the Dade County public works manual.
- E. All improvements within the S.W. 107<sup>th</sup> Avenue right-of-way shall be in accordance with Florida department of transportation standards, and any developer connecting to or improving S.W. 107<sup>th</sup> Avenue shall obtain all necessary permits from the Florida department of transportation and shall provide proof to the city building department prior to issuance of building permits.

F. All improvements within the S.W. 109th Avenue right-of-way between SW 7<sup>th</sup> Terrace and SW 5<sup>th</sup> St. shall be in accordance with the University City Bridge agreement , and any developer connecting to or improving S.W. 109th Avenue shall obtain all necessary permits from the City of Sweetwater Building and Zoning Department.

G.F. All developments shall be reviewed by Metropolitan Dade County for roadway impact fee determination, and developers shall pay all applicable road impact fees to Metro Miami-Dade and provide proof to the city building department prior to issuance of building permits.

#### 4.03.00. - Off-street parking and loading.

##### 4.03.01. *Generally.*

A. *Applicability.* Off-street parking facilities shall be provided for all development within the city pursuant to the requirements of this code. The facilities shall be maintained as long as the use exists that the facilities were designed to serve.

B. Using parking areas for commercial parking lot:

1. No area designated as a parking area in connection with any designated use or uses shall be operated as a commercial parking lot.

C. *B Computation.*

1. When determination of the number of off-street spaces required by this code results in a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one space.
2. In churches, theaters, and other places of assembly in which those in attendance occupy benches, seats, pews or other similar seating facilities, and/or which contains an open assembly area, the occupancy shall be based on the maximum occupancy rating given the building by the fire marshal.

##### 4.03.02. *Off-street parking requirements.*

A. *Required number of spaces.* All developments within the city shall provide the minimum required number of off-street parking spaces shown on table 4.2. Except as amended herein on Table 4.3 and Table 4.4.

Table 4.2	
Uses	Minimum Required Parking Spaces
Single-family dwelling	2

Duplex dwelling	4
Multiple-family dwelling:	
1 bedroom	1.5/DU
2 bedrooms or more	2.0/DU
Plus visitor's parking	0.25/DU
Residential mobile home	2
Commercial and office,	
<u>Retail</u> <sup>1</sup>	<u>1/250 square feet</u>
<u>Office</u> <sup>1</sup>	<u>4/250 1/300 square feet</u>
<u>Auto dealership showrooms, garage, gas station with bay areas and similar uses</u> <sup>5 6</sup>	<u>3 first 2,500 square feet of floor area plus</u> <u>3 for each 5,000 square feet of open lot</u>
<u>Furniture showrooms</u> <sup>4</sup>	<u>3 first 200 square feet</u> <u>1 for each 500 square feet thereafter</u>
<u>Wholesale showrooms</u> <sup>4</sup>	<u>1 per 600 square feet</u>
<u>Hotel, motel and similar transient uses</u>	<u>1 per 2 units</u> <u>1 space per 4 employees</u>
<u>Churches, theaters, auditoriums, and other places of public assembly</u> <sup>2</sup>	1/3 occupants
<u>Restaurants, cafeteria, lounge, bars</u> <sup>3</sup>	<u>1 per 50 square feet of patron area, 1/3 seats</u>
<u>Restaurants (drive-in/through)</u>	Minimum

	25 spaces
Schools (vocational, grade or arts)	0.5/student plus 1/employee
Daycare (adult or children)	1 space per employee
<u>Industrial</u> <sup>4</sup>	
<u>Warehouse - storage only, declaration of restriction required</u>	<u>1/ 2,000 sqft. up to 10,000 sqft.</u> <u>1/ 4,000 sqft. thereafter.</u>
<u>Warehouse – manufacturing, assembly and research/ development.</u>	<u>1/ 1,000 sqft. up to 10,000 sqft.</u> <u>1/ 2,000 sqft. thereafter.</u>  <u>Minimum 2 spaces per bay</u>
<u>Personal storage facility</u> <sup>5 6</sup>	<u>1/ 40 storage units</u>

DU = Dwelling unit

[Notes:]

1. Square feet of gross floor area.
2. Occupancy shall be based on maximum occupancy rating given the building by the fire marshal.
- ~~3. Seats within the establishment offered to the public.~~
3. Office /retail and wholesales showrooms in Industrial Districts shall provide parking for those uses as otherwise contained in this Article.
4. Such establishment shall provide safe and convenient facilities for the loading and unloading of clients, including one space for every ten (10) clients cared for.
5. Businesses providing truck rentals shall provide one (1) additional parking space per truck, trailer, and towing provided however that the rental truck parking spaces shall not reduce the required amount of parking spaces to be used by other businesses on the site.
6. The rental of trucks, trailers and towing equipment as an accessory use to a gas station.

**Table 4.3 University City District**

<u>Uses</u>	<u>Minimum required parking spaces</u>
<u>Multi-family Dwelling</u>	<u>1.5 parking spaces per each dwelling unit.</u> <u>- Visitor parking - 1 additional space per every ten dwelling units</u>
<u>Transient Dwelling/lodging</u>	<u>1 parking space per every two guest rooms</u>
<u>University Housing</u>	<u>0.5 parking spaces per every housing bed</u>
<u>Office and other non-residential uses</u>	<u>1 space per 350 square feet of gross floor area</u>
<u>Adult daycare</u>	<u>1 space per owner</u> <u>1 space per each employee</u> <u>1 space per every ten clients cared for</u>
<u>Childcare</u>	<u>1 space for owner</u> <u>1 space per each employee</u> <u>1 space per every ten clients cared for</u>
<u>Restaurants and cafes</u>	<u>1 space per every 200 square feet of patron space</u>
<u>Bicycle and motorcycle parking</u>	<u>All buildings shall have designated area for bicycle and motorcycle parking</u>

<b><u>Table 4.4    Dolphin Community Urban Center</u></b>		
<u>USE</u>		<u>Minimum required parking spaces</u>
<u>Multi-family Dwelling</u>		
	<u>1 bedroom</u>	<u>1 space per unit</u>
	<u>2 or more bedrooms</u>	<u>2 spaces per unit</u>
<u>Transient Dwelling/Lodging</u>		<u>1 space per every two guest rooms</u>
<u>Office/Commercial/Retail/ Restaurants</u>		<u>1 space per 300 square feet of use</u>

*B. Required minimum number of handicap parking spaces.*

Total Parking in Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9



501 to 1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000

*4.03.04 4.03.03 Design standards for vehicular use areas.*

*A. Location.*

1. Except as provided herein, all required off-street spaces and the use they are intended to serve shall be located on the same lot.
2. The zoning director may approve off-site parking facilities as part of the parking required by this code if:
  - a. The location of the off-site spaces will adequately serve the use for which it is intended. The following factors shall be considered:
    - (1) Proximity of the off-site spaces to the use that they will serve.
    - (2) Ease of pedestrian access to the off-site parking spaces.
    - (3) Whether or not off-site parking spaces are compatible with high turnover uses such as retail.
  - b. The location of the off-site parking spaces will not create unreasonable:
    - (1) Hazards to pedestrians.
    - (2) Hazards to vehicular traffic.
    - (3) Traffic congestion.
    - (4) Interference with access to other parking spaces in the vicinity.
    - (5) Detriment to any nearby use.
  - c. The developer supplies a written agreement, approved in form by the city attorney, assuring the continued availability of the off-site parking facilities for the use they are intended to serve.
3. All parking spaces required by this code for residential uses should be located no further than the following distances from the units they serve:
 

Resident parking: 150 feet.

Visitor parking: 200 feet.

Distances shall be measured from a dwelling unit's entry to the parking space. Where a stairway or elevator provides access to dwelling units, the stairway or elevator shall be considered to be the entrance to the dwelling unit. For purposes of measuring these distances, each required parking space shall be assigned to a specific dwelling unit on the development plan, whether or not the developer will actually assign spaces for the exclusive use of the specific unit.

### B. Shared Parking

1. The shared Parking Standards Table provides the method for calculating shared parking for buildings with more than one Use type. It refers to the parking requirements that appear in Table 1.
2. The parking required for any two Functions on a Lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement
  - a. For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces

**SHARING FACTOR**

Function with Function

RESIDENTIAL

LODGING

OFFICE

COMMERCIAL

RESIDENTIAL

LODGING

OFFICE

COMMERCIAL

1

1.1

1.1

1.4

1.4

1.2

1.2

1.3

1.3

1

~~B~~ C. Size.

1. Space shall be a minimum of 8.5 by 18 feet with the following exceptions:
  - a. Where parking spaces for the handicapped are to [be] provided, they shall be a minimum of 18 feet long and the width and quantity shall be in accordance with the Florida Building Code.
2. Parking stall and aisle dimensions shall conform to the requirements of Table 4.5.
3. Bicycle and motorcycle parking. All buildings shall have a designated area for bicycle and motorcycle parking. This area shall be in addition to the required off-street parking.
- ~~3~~ 4. Where a parking space heads into and abuts a walkway, the paved 18-foot length shall be provided [with] a wheel stop or curb at 16 feet in order to prevent extension of the vehicle over any portion of the provided walkway width.
- 4 5. For all occupancies other than single-family and duplex residences, the parking spaces shall be marked with double striping on each side of the space to identify and facilitate their use. All striping shall be of a color (typically white) contrasting with the pavement. Dimension requirements, as noted elsewhere, shall be measured to the center point of the double stripe.
- ~~5.~~ ~~The standard off-street loading space shall be ten feet wide, 25 feet long, provide vertical clearance of 15 feet, and provide adequate area for maneuvering, ingress and egress. The length of one or more of the loading spaces may be increased up to 55 feet if full-length tractor trailers must be accommodated. Developers may install spaces that are larger than the standard, but the number of spaces shall not be reduced on that account.~~

#### D. Off-street loading.

All buildings in excess of 25,000 square feet shall provide off-street loading berths, with a minimum dimension of 12 feet by 35 feet in size. All off-street loading berths shall be provided in accordance with the following requirements:

1. Buildings with a gross building area of not greater than 50,000 gross square feet shall provide not less than one berth;
2. Buildings with a gross building area greater than 50,000 gross square feet but not greater than 100,000 gross square feet shall provide not less than two berths; and
3. All buildings with a gross building area greater than 100,000 gross square feet shall provide not less than three berths.
4. Service areas. All services areas shall be screened and located at the rear of the property and shall be located so as to not be visible from adjacent properties or from the street.

#### G. E Layout.

1. Pedestrian circulation facilities, roadways, driveways, and off-street parking and loading areas shall be designed to be safe and convenient.
2. Parking and loading areas, aisles, pedestrian walks, landscaping, and open space shall be designed as integral parts of an overall development plan and shall be properly related to existing and proposed buildings.
3. Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving from parking areas to buildings and between buildings are not unreasonably exposed to vehicular traffic.
4. Landscaped, paved, and gradually inclined or flat pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings. Pedestrian walks should be designed to discourage incursions into landscaped areas except at designated crossings.
5. For all occupancies other than single-family and duplex residences, each off-street parking space shall open directly onto an aisle or driveway that is not a public street.
6. Aisles and driveways shall not be used for parking vehicles, except that the driveway of a single-family or duplex residence shall be counted as a parking space for the dwelling unit, or as a number of parking spaces as determined by the director based on the size and accessibility of the driveway.
7. The design shall be based on a definite and logical system of drive lanes to serve the parking and loading spaces. A physical separation or barrier, such as raised curbing, may be required to separate parking spaces from travel lanes.
8. Parking spaces for all uses, except single-family and duplex residences, shall be designed to permit entry and exit without moving any other motor vehicle.
9. No parking space shall be located so as to block access by emergency vehicles.

#### D.F Construction standards.

All off-street parking and loading areas, including driveway and aisles, shall be constructed per the following minimum standards:

- a. Asphalt pavement:
  1. Stabilized subgrade (minimum 40 limerock bearing ratio).
  2. Six-inch limerock base (98 percent modified proctor).
  3. One-inch type S asphaltic concrete pavement.
- b. Concrete pavement:
  1. Stabilized subgrade (minimum 40 limerock bearing ratio).
  2. Six-inch concrete pavement (3,000 psi).
- c. Concrete or brick pavers:
  1. Stabilized subgrade (minimum LBR = 40).
  2. Six-inch limerock base (98 percent modified proctor).
  3. Two-inch clean sand bed.
  4. Paver stone (three-inch minimum).
- d. Gravel permitted in the following districts RS, RD and RTW districts only.

#### 4.03.04. - Encroachments into zoned right-of-way.

No building or any other type of structure shall be permitted on or in a zoned right-of-way, except required and approved underground installations.

(1) Height at intersection. Fences, walls, bus shelters or hedges shall not exceed two and one-half (2.5) feet in height within the safe sight distance triangle, as defined below. The height of fences, walls, bus shelters and hedges shall not exceed two and one-half (2.5) feet in height within ten (10) feet of the edge of driveway leading to a public right-of-way. The safe sight distance triangle area shall not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above pavement; potential obstructions include, but are not limited to, structures, grass, ground covers, shrubs, vines, hedges, trees, rocks, walls and fences. The following table represents minimum criteria for determining the required area of cross-visibility:

Safe Sight Distance Triangle Table

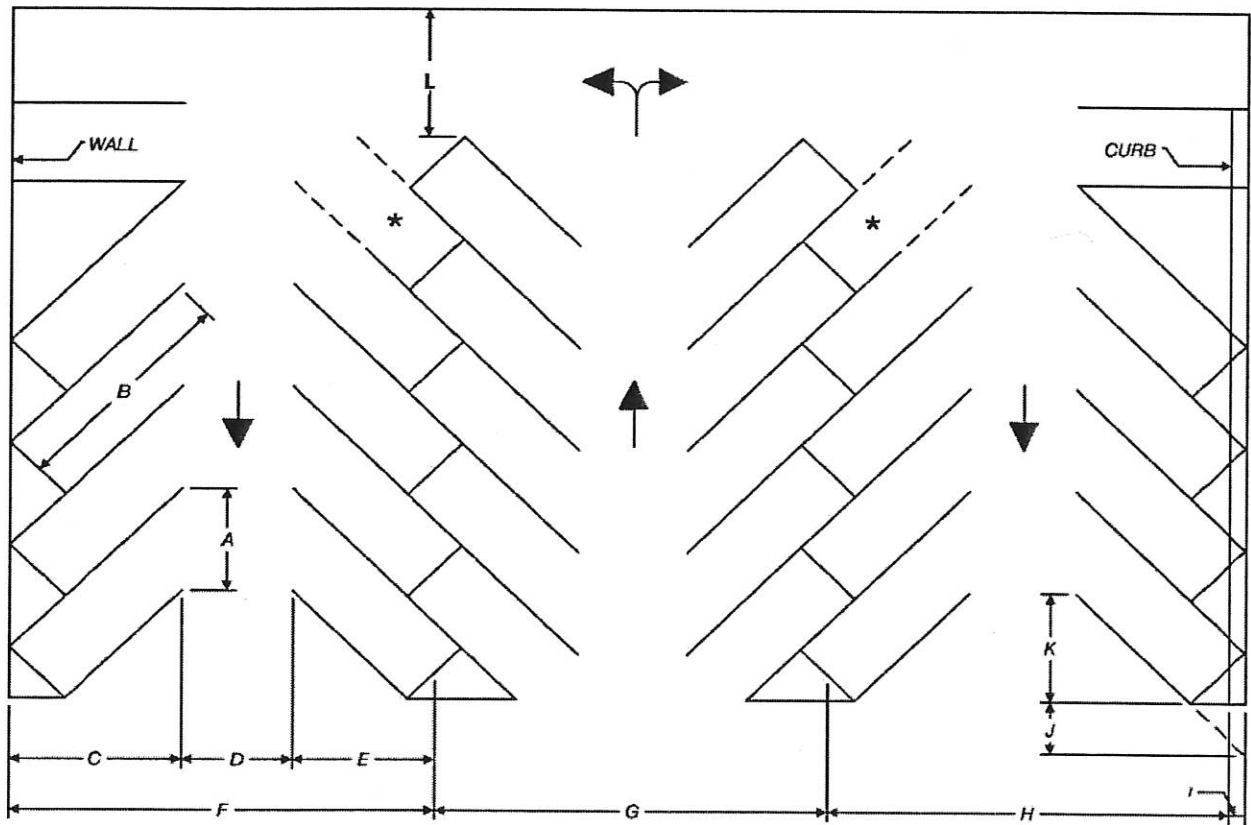
<u>Functional Classification of Through Street</u>	<u>Required Visibility</u>		<u>Depth on Minor Street (ft.)**</u>
	<u>Left (ft.)*</u>	<u>Right (ft.)*</u>	
<u>Local</u> (50 foot or less right-of-way)	<u>0</u>	<u>0</u>	<u>0</u>
	(triangle lies within public right-of-way)		
<u>Collector</u> (60 foot—70 foot right-of-way)	<u>190</u>	<u>40</u>	<u>7</u>
<u>Arterial</u> (80 foot or over right-of-way)	<u>260</u>	<u>40</u>	<u>7</u>

\* Visibility distances measured from center line of minor street, along right-of-way line of through street.

\*\* Depth visibility on minor street measured from right-of-way line of through street, along center line of minor street (public or private street).

Table interpretations and waivers of the above requirements shall be made in writing by the Director of the Public Works Department.

**TABLE 4.5. MINIMUM PARKING STALL  
DIMENSIONS (IN FEET) AT VARIOUS ANGLES**



\* = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

	(8.5' x 18')			
Dimension	45°	60°	75°	90°
Stall depth	18.7	19.8	19.6	18.0
Aisle width between stall lines	12.0	17.0	21.0	22.0

For parallel parking minimum widths and length are eight feet 8 x by 23 feet.

Driveways where there is no parking on either side shall be a minimum of 20 feet in width for two-way traffic and 14 feet for one-way traffic. Access drives between the paved portion of the right-of-way and the property line shall comply with the Miami-Dade County public works manual.



MINIMUM PARKING STALL DIMENSIONS (IN FEET)  
AT VARIOUS ANGLES

<u>Dimension</u>	<u>Symbol</u>	<u>(8.5' × 18')</u>			
		<u>45°</u>	<u>60°</u>	<u>75°</u>	<u>90°</u>
<u>Stall width, parallel to aisle</u>	<u>A</u>	<u>12.0</u>	<u>9.8</u>	<u>8.8</u>	<u>8.5</u>
<u>Stall length of line</u>	<u>B</u>	<u>26.5</u>	<u>22.9</u>	<u>20.3</u>	<u>18.0</u>
<u>Stall depth to wall</u>	<u>C</u>	<u>18.7</u>	<u>19.8</u>	<u>19.6</u>	<u>18.0</u>
<u>Aisle width between stall lines</u>	<u>D</u>	<u>12.0</u>	<u>17.0</u>	<u>21.0</u>	<u>22.0</u>
<u>Stall depth, interlock</u>	<u>E</u>	<u>15.7</u>	<u>17.7</u>	<u>18.5</u>	<u>18.0</u>
<u>Module, wall to interlock</u>	<u>F</u>	<u>46.5</u>	<u>54.6</u>	<u>59.1</u>	<u>58.0</u>
<u>Module, interlocking</u>	<u>G</u>	<u>43.5</u>	<u>52.4</u>	<u>58.0</u>	<u>58.0</u>
<u>Module, interlock to curb face</u>	<u>H</u>	<u>44.7</u>	<u>52.4</u>	<u>56.7</u>	<u>55.5</u>
<u>Bumper overhang (typical)</u>	<u>I</u>	<u>1.8</u>	<u>2.2</u>	<u>2.4</u>	<u>2.5</u>
<u>Offset</u>	<u>J</u>	<u>6.0</u>	<u>2.5</u>	<u>0.6</u>	<u>0.0</u>
<u>Setback</u>	<u>K</u>	<u>12.7</u>	<u>9.0</u>	<u>4.7</u>	<u>0.0</u>
<u>Driveways</u>	<u>L</u>	<u>**</u> <u>—</u>	<u>**</u> <u>—</u>	<u>**</u> <u>—</u>	<u>**</u> <u>—</u>

For parallel parking minimum widths and length are 8.0' × 23.0'.

\*\* Driveways where there is no parking on either side shall be a minimum of twenty (20) feet in width for two-way traffic and fourteen (14) feet for one-way traffic. Access drives between the paved portion of the right-of-way and the property line shall comply with the Miami-Dade County public works manual.

Section 3. That all ordinances or portions of the City Code in conflict with the provisions of this Ordinance shall be repealed upon the effect hereof.

Section 4. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That this ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED AND ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
ORLANDO LOPEZ, MAYOR

\_\_\_\_\_  
JONIEL DIAZ  
COMMISSION PRESIDENT

ATTEST:

\_\_\_\_\_  
CARMEN GARCIA, CITY CLERK

\_\_\_\_\_  
RENIER DIAZ DE LA PROTILLA, CITY ATTORNEY

VOTE UPON ADOPTION:

JONIEL DIAZ, COMMISSION PRESIDENT  
IDANIA LLANIO, COMMISSION VICE PRESIDENT  
PRISCA BARRETO, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
MANUEL DUASSO, COMMISSIONER  
CECILIA HOLTZ-ALONSO, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SWEETWATER  
CITY COMMISSION AMENDING ARTICLE VI;  
'SIGNS' AMENDING SECTION 6.01, 6.02, 6.06.00  
TABLE 6.1 AND CREATING A DEFINITION  
SECTION UNDER 6.06.01 OF THE CITY OF  
SWEETWATER LAND DEVELOPMENT CODE;  
PROVIDING FOR A REPEALER CLAUSE;  
PROVIDING FOR A SEVERABILITY CLAUSE AND  
PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on April 5, 2015 the City passed Ordinance No. 15-4022, amending the City of Sweetwater Land Development Code to include the newly annexed area to the North of the City; and

**WHEREAS**, the amendment to the annexed area reflected changes to the overall land Development Code, certain needed regulations were not adopted to the code; and

**WHEREAS**, the City is proposing to amend the sign regulations of the Land Development Regulations to include regulations for signs in the districts and annexed areas; and

**WHEREAS**, the Mayor and City Commission find that this Ordinance is in the best interest and welfare of the residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMISSION OF THE CITY OF SWEETWATER, FLORIDA AS FOLLOWS:**<sup>1</sup>

Section 1. That the recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. Article VI of the Land Development Code of the City of Sweetwater, Florida, is hereby amended to read as follows:

LAND DEVELOPMENT CODE

\* \* \*

ARTICLE VI

SIGNS

---

<sup>1</sup> Underlines items are additions; strike-through items are deletions.

\* \* \*

**6.01.00. - Design, construction and maintenance.**

\* \* \*

(5). Calculating number of signs. A single sign containing advertisement on each side shall be counted as one (1) sign. Every other sign shall be counted as a separate sign for each face thereof. Excepting class C signs, "V" type signs will be considered as one (1) sign if the interior angle of the "V" is 15 degrees or less.

(6) Calculating sign size. The area of a sign shall include borders and framing. Heights shall be measured to the top extremity of the sign and distances to the farthest point. The square footage in a circular rotating or revolving sign shall be determined by multiplying one-half ( $\frac{1}{2}$ ) of the circumference by the height of the rotating sign, except in the case of the flat rotating sign, the area will be determined by the square footage of one (1) side of such sign. The Director shall have the discretion of determining the area of any sign which is irregular in shape, and in such cases will be guided by calculations as made by a licensed, registered engineer when same are shown on the drawing.

\* \* \*

**6.02.00. - Exempted signs.**

\* \* \*

6. Temporary paper signs, as permitted by the district regulations, except garage sale signs as permitted under section 2.04.01(g) 18-347 of the Land Development City Code. Garage sale signs are allowed only as related to the sale of household items and incidental to the sale of items accumulated by the home owner or occupants and are not to be conducted as a commercial enterprise.

**6.06.00. - District regulations and definitions.**

**6.06.00. - District regulations.**

The following limitations shown on table 6.1 shall be applicable to all signs located on lots within the various zoning districts. The NP designation indicates that the particular sign type is not permitted within the particular zoning district. When a limitation is placed on the square footage, this limitation shall be on the total square footage of all the signs of the type indicated, unless otherwise noted. Table 6.1 is amended by excluding political signs from temporary painted paper, cardboard, or wood and creating a separate designation for political signs. Non-illuminated signs, flat walls signs, and detached signs square footage is amended as set forth in the table.

**TABLE 6.1**

<u>Zoning District<sup>(1)</sup></u>						
Sign Type	RS, RD <sup>(2)</sup> , RTW	RM-15 <sup>(2)</sup> <sup>(3)</sup> , RM-24	Commercial C-1, C2, C3 <sup>(6)</sup> & Dolphin Community Unban Center DCUC	SPO <sup>(6)</sup>	Industrial I-1, I-2, I-3 & Dolphin Community Unban Center DCUC	University City <sup>(10)</sup> UC
Nameplate (identifying owner or occupant of dwelling and the street number)	2 square feet	NP	NP	NP	NP	<u>See note 10 below.</u>
Directional signs	2 square feet	4 square feet	5 square feet (each) 20 square feet (total)	2 square feet	<u>Same as Commercial</u>	<u>See note 10 below.</u>
Accessory signs	NP	4 square feet	3 such 12 square feet	NP	NP	<u>See note 10 below</u>
<u>Change of Copy</u>	<u>NP</u>	<u>NP</u>	<u>2 such 32 square feet</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Temporary, Non illuminated</u> (advertising real estate, sale, or lease, or announcing contemplated improvements of real estate)	14 inches height 18 inches width	24 square feet	24 square feet	14 inches height 18 inches width	<u>Same as Commercial</u>	<u>See note 10 below.</u>
Temporary, Non illuminated (in connection with new construction work displayed on the premises during the progress of actual construction work)	<u>2 such 6 square feet</u>	<u>32 square feet</u>	<u>32 square feet</u>	<u>2 such 6 square feet</u>	<u>Same as Commercial</u>	<u>See note 10 below.</u>



Zoning District <sup>(1)</sup>						
Sign Type	RS, RD <sup>(2)</sup> , RTW	RM-15 <sup>(2)</sup> <sup>(3)</sup> , RM-24	Commercial C-1, C2, C3 <sup>(6)</sup> & Dolphin Community Urban Center DCUC	SPO <sup>(6)</sup>	Industrial I-1, I-2, I-3 & Dolphin Community Urban Center DCUC	University City <sup>(10)</sup> UC
Wall Sign						
Building Identification sign	NP	32 sqft <sup>(4)</sup>	1 sign per street frontage not to exceed 50 square feet in area	1 such 12 square feet	Same as Commercial	See note 10 below
Individual Tenant	NP		1 sign per tenant 15% of establishment's wall area frontage (including parapets) facing on a street, or 100 square feet, whichever is less.		Same as Commercial	See note 10 below
Mural and graphic <sup>11</sup>	NP	2 sqft	32 sqft	NP	Same as Commercial see note 11	See note 10, 11 below.
Detached	NP	24 square feet <sup>(4) (5)</sup>	2 such <sup>(7)(12)</sup> 48 square feet	NP	1 such <sup>(12)</sup> 48 square feet	See note 10 below.
Window Signs	NP	NP	10% of area of window or storefront.	NP	Same as commercial	See note 10 below.
Temporary painted paper, cardboard or wood (including political signs)	1 such 4 square feet	1 such 6 square feet	10% of area of window or door <sup>(8)</sup> 2 such <sup>(8)(9)</sup> 6 square feet (each)	1 such 4 square feet	NP	See note 10 below.
Awning, canopy, roller curtain, or umbrella	NP	NP	1 per tenant max. 15 sq ft	NP	Same as commercial	See note 10 below

<u>Zoning District<sup>(1)</sup></u>						
Sign Type	RS, RD <sup>(2)</sup> , RTW	RM-15 <sup>(2)</sup> <sup>(3)</sup> , RM-24	<u>Commercial</u> <u>C-1, C2, C3<sup>(6)</sup> &amp;</u> <u>Dolphin</u> <u>Community</u> <u>Unban Center</u> <u>DCUC</u>	SPO <sup>(6)</sup>	<u>Industrial</u> <u>I-1, I-2, I-3</u> <u>&amp;</u> <u>Dolphin</u> <u>Community</u> <u>Unban</u> <u>Center</u> <u>DCUC</u>	<u>University City<sup>(10)</sup></u> <u>UC</u>
<u>Special event, include carnivals, concerts, public meetings, sports events and other uses of a similar nature .</u>	<u>NP</u>	<u>NP</u>	<u>2 such sign 24 square feet (each)</u>	<u>NP</u>	<u>Same as commercial</u>	<u>Same as commercial</u>
Political signs	Not to exceed 32 square feet	Not to exceed 32 square feet	10% of area of window or door <sup>(8)</sup> not to exceed 32 square feet	Not to exceed 32 square feet	<u>Same as Commercial</u>	<u>See note 10 below.</u>

Notes applicable to Table 6.1

\* \* \*

10. For specific regulations see Article II Section 2.05.02 of the Land Development Regulations.

11.. For regulations on murals/ graphic for temporary use refer to Sec 5.05.01.

12. For single individual business on a lot, no part of such signs shall be located in the side or rear yards, or closer than seven (7) feet from front property line. Nor shall any part of the sign exceed a height of 8 feet above the ground. Where multiple business are located on a given lot, each business use shall be permitted a wall sign only.

#### 6.06.01. Definitions

The following words and phrases are hereby defined as provided in this section, unless the context clearly indicates otherwise. Where there is a question as to the correct classification or definition of a sign, the Director shall place said sign in the strictest category and/or classification.

(1) *Accessory Sign:* A supplemental sign relating to products or services sold, affiliations, and/or uses of the premises on which the sign is located.

- (2) Attraction board: A sign or portion of a sign on which copy is changed periodically, advertising special sales, bargains, etc. Said attraction board may be incorporated into the sign permitted.
- (3) Awning, canopy, roller curtain or umbrella sign: Any sign painted, stamped, perforated, or stitched on the surface area of an awning, canopy, roller curtain or umbrella.
- (4) Blank wall. The wall of a building that is free of windows, balconies, railings, articulated facade, decorative grills or gratings, or other architectural elements. Walls constructed on rooftops or as part of a parapet shall not be considered blank walls for the purposes of this article.
- (5) Cantilever: That portion of a building, projecting horizontally, whether it be on the same plane as the roof line or not.
- (6) Cantilever sign: Any sign which is mounted on a cantilever. No cantilever sign may extend beyond the cantilever.
- (7) Changeable copy sign: Any sign used in conjunction with a drive-through restaurant establishments shall be permitted to have a changeable copy sign showing menu or featured items, provided it has a transparent protective locked cover; it is affixed to a wall of the establishment adjacent to the drive-in service window or located freestanding within and parallel to the drive-in lane area. Whenever such sign is visible from a right-of-way, a landscape material shall also be required and located so as to screen the sign from the right-of-way.
- (8) Class A (temporary signs): Any sign(s) to be erected on a temporary basis, such as signs advertising the sale or rental of the premises on which located; signs advertising a subdivision of property; signs advertising construction actually being done on the premises on which the sign is located; signs advertising future construction to be done on the premises on which located, and special events, such as carnivals, concerts, public meetings, sporting events, political campaigns or events of a similar nature.
- (9) Class B (point of sale sign): Any sign advertising or designating the use, occupant of the premises, or merchandise and products sold on the premises, shall be deemed to be a point of sale sign (class B) and shall be located on the same premises whereon such is situated or the products sold.
- (10) Class C (commercial advertising signs): Any sign which is used for any purpose other than that of advertising to the public the legal or exact firm name of business or other activity carried on the premises, or for advertising any service or product or products actually and actively being offered for sale on the

premises, or which is designed and displayed solely to offer for sale or rent the premises, or to advertise construction being done, or proposed to be done, on the premises, or to advertise special events, shall constitute a class C sign. Class C signs may be in the form of a billboard, kiosk, bulletin board, mural, or poster board, or may be affixed flat to a building or painted thereon.

(11) *Detached sign*: Any sign not attached to or painted on a building, but which is affixed and permanently attached to the ground. Permanently attached as used herein shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation.

(12) *Digital technology (signs)*: Electronic technology that allows for changes to sign copy resulting from digital data input. Included in this technology are signs that use series of lights, including light emitting diodes (LED), fiber optics, or other similar technology.

(13) *Director*: The Director of the City of Sweetwater Building and Zoning Department or the Director's designee.

(14) *Directional sign*: A sign which guides or directs the public and contains no advertising. The name of the facility (such as store name), which the sign is giving direction to, may be included when specified conditions in the ordinance are complied with.

(15) *Flat sign*: Any sign attached to and erected parallel to the face of, or erected or painted on the outside wall of any building, and supported throughout its length by such wall or building.

(16) *Identification Sign*: A sign which indicates the name of a use, owner, activity, business or enterprise.

(17) *Marquee*: A covered structure projecting from, and supported by the building with independent roof and drainage provisions, and which is erected over a doorway or entranceway as protection against the weather.

(18) *Marquee sign*: Any sign attached to or hung from a marquee.

(19) *Mural*: Any Class C wall sign painted on, affixed, or secured flat to the facade of a building, wall or fence.

(20) Nits (nt): The unit of measurement for luminance. Luminance is the measure of the light emanating from an object with respect to its size and is the term used to quantify electronic sign brightness. A nit is the total amount of light emitted from a sign divided by the surface area of the sign (candelas per square meter (cd/m<sup>2</sup>)).

(21) Nonilluminated Sign: A sign which is not illuminated by internal or external lights which are designed for such illumination, nor is designed with any special light-reflective surfaces.

(21) Portable sign: Any sign not attached to or painted on a building and not affixed or permanently attached to the ground.

(22) Roof sign: Any sign which is painted on, fastened to, or supported by the roof or erected over the roof.

(23) Special Event : Any sign that advertises carnivals, concerts, public meetings, sports events and other uses of a similar nature. This includes the advertising for companies providing income tax services during tax period. A permit is required for this types of signs and the sign shall be permitted for a period of 2 months before the event and shall be removed within 15 days after the event is over. This definition does not include grand opening and sales events for businesses, any sign under for this type of event would be considered a temporary sign.

(24) Sign: An identification, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, which directs attention to a product, place, activity, person, institution, or business. Any display of characters, letters, logos, illustrations or any ornamentation designed or used as an advertisement, announcement, or to indicate direction. Use of merchandise, products, vehicles, equipment, inflated balloons, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall be considered a sign.

(25) Snipe Sign: A sign of any material attached to any object having no use reference to the premises where located and placed in use without the permission of the owner or lessee of the property.

(26) Temporary sign: A sign classified as temporary under this code shall be permitted to be installed for a period not to exceed 15 days, unless otherwise specified, or when in the directors opinion, the use of said signs would be in the public interest and would not result in damage to private property. A temporary permit shall be issued by the Building Department.

(27) Wall sign: Any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one (1) advertising surface.

Section 3. That all ordinances or portions of the City Code in conflict with the provisions of this Ordinance shall be repealed upon the effect hereof.

Section 4. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That this ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

PASSED AND ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
ORLANDO LOPEZ, MAYOR

\_\_\_\_\_



JONIEL DIAZ  
COMMISSION PRESIDENT

ATTEST:

\_\_\_\_\_  
CARMEN GARCIA, CITY CLERK

\_\_\_\_\_  
RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

JONIEL DIAZ, COMMISSION VICE PRESIDENT  
PRISCA BARRETO, COMMISSIONER  
DAVID BORRERO, COMMISSIONER  
MANUEL DUASSO, COMMISSIONER  
CECILIA HOLTZ-ALONSO, COMMISSIONER  
MARCOS VILLANUEVA, COMMISSIONER

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